# City of Hutto

## Minutes

## Economic Development Corp. Type A and Type B

## Board of Directors Meeting

## Monday, July 31, 2023 at 6:30 PM

## City Council Chambers

1. **CALL SESSION TO ORDER**

   Meeting called to order at 6:30pm

2. **ROLL CALL**

   Treasurer Coleman absent, all others present

   2.1. Don Carlson, Chair
   Shawn Lucas, Vice Chair
   Erin Clancy, Secretary
   Marcus Coleman, Treasurer
   Matthew Minton, Board Member
   Brian Thompson, Board Member
   Terrance Owens, Board Member

3. **PLEDGE OF ALLEGIANCE**

4. **PUBLIC COMMENT**

   Any citizen wishing to speak during public comment may do so after completing the required registration form. The purpose of this item is to allow the residents of Hutto and other interested persons an opportunity to address the Hutto Economic Development Corporation Type A and the Hutto Economic Development Corporation Type B on agenda issues and on agenda issues (i.e., Corporation policy or legislative issues). Non-agenda issues regarding daily operational or administrative matters should be first dealt with at the administrative level by calling City Hall at (512) 759-4913 during business hours. Each person providing public comment will be limited to 3 minutes. (Note: The Texas Open Meetings Act, Texas Government Code, Chapter 551, prohibits governing bodies from a full discussion, debating, or considering subjects for which public notice has not been given on the agenda. Issues that cannot be referred to the Corporation Staff for action may be placed on the agenda of a future meeting.)

   None

5. **ECONOMIC DIRECTOR'S REPORT**

   Director provided updates on the upcoming recruitment trip to Korea with the Williamson County Economic Development Partnership, more details to come in August; shared upcoming lunchoen event opportunity on 8/17, it is a free event, and invited all Board Members to attend if they are able and interested.

6. **CONSENT AGENDA**

   6.1. Discuss and consider action regarding the Corporation's financial statements for June 2023.

City Controller, Christina Bishop presented the Financial Report for June 2023 and noted that it was a fairly standard month, with one unique transaction being the TIRZ 2 (Co-op District) contribution of $24,364.

## 7. AGENDA ITEMS

None

## 8. EXECUTIVE SESSION

The Board will now recess the open meeting and reconvene in executive session pursuant to Texas Government Code Section 551.071 (Attorney Consultation), 551.087 (Economic Development), and 551.072 (Real Property) to deliberate and seek legal advice regarding: retail and restaurant incentives, Project Graceland, Project Titan, Project DC2, Project Sequel, Project HWB, Project ESLO, Spine Road Construction Project, the Megasite project, the Cottonwood Properties, ability to incentive the Hippo Entertainment and Event Center, the evaluation of available corporate funds for incentives, the keeping of the Board of Directors' meeting minutes and deliberate with legal counsel regarding compliance with Ordinance O-17-07-20-9C and the adoption of contractual templates.

Recessed to Executive Session at 6:40pm
Convened in Executive Session at 6:43pm
Exited Executive Session at 9:49pm
Reconvened in Public Session at 9:52pm
No action taken in Executive Session

## 9. ACTION RELATIVE TO EXECUTIVE SESSION ITEMS

9.1. Discuss and consider any action which may be necessary to comply with City of Hutto Ordinance O-17-07-20-9C establishing the Corporation.

Board Legal Counsel advised that there is no action required per the Ordinance, the Board is in compliance.
No action

9.2. Discuss and consider action regarding a project for a Hippo Entertainment and Event Center.

No action

9.3. Discuss and consider action to approve one or more offers to purchase HEDC owned property at the Megasite and direct staff and Legal Counsel to bring forward the Purchase and Sale Agreement(s) (PSA) as discussed in executive session for consideration at the Corporation's meeting on August 14, 2023.

Motion by Vice Chair Lucas to approve 9.3 for Project Sequel as discussed in Executive Session. Seconded by Board Member Minton. Passed 6-0

9.4. Discuss and consider action on Resolution R-2023-160 to enter into a Purchase and Sale Agreement (PSA) for Project Graceland as discussed in Executive Session and authorize the Chair to execute the agreement and all associated documents to enter the agreement

Motion by Board Member Thompson to move forward as discussed in Executive Session. Legal Counsel clarified that per Executive Session, the current document is incomplete and that direction had been provided and no action was necessary on this item. Board Member Thompson withdrew his motion.
No action

9.5. Discuss and consider action to adopt form templates for Purchase and Sale Agreements (PSA) and Economic Development Performance Agreements (EDPA) as discussed in executive session.

No action

9.6. Discuss and consider action regarding the development of the land known as the Cottonwood Properties, owned by the Hutto Economic Development Corporation, and future incentive opportunities as discussed in the joint workshop with City Council on July 10, 2023.

No action

9.7. Discuss and consider action on Resolution R-2023-169 to approve an Economic Development Performance Agreement (EDPA) for Project HWB as discussed in executive session and authorize the Chair to execute the agreement and all associated documents to enter the agreement.

Motion by Board Member Thompson to approve with minor updates as discussed in Executive Session. Seconded by Secretary Clancy. Passed 6-0

9.8. Discuss and consider action on resolution R-2023-170 approving an Economic Development Performance Agreement (EDPA) for Project ESLO as discussed in executive session and authorize the Chair to execute the agreement and all associated documents to enter the agreement.

Motion to by Board Member Thompson to approve as presented, seconded by Board Member Minton. Failed 3-3 (Carlson, Lucas & Owens opposed)

9.9. Discuss and consider action to approve the Minutes from the Corporation's meetings on June 12, 2023, June 26, 2023, July 10, 2023 and its special called joint meeting with Hutto City Council on July 10, 2023.

Motion by Vice Chair Lucas to approved the Minutes from June 26, 2023, July 10, 2023 and the Special Called Joint Meeting with City Council on July 10, 2023. Seconded by Board Member Minton. Passed 6-0

**10. ADJOURNMENT**

Meeting adjourned at 10:00pm

**11. CERTIFICATION**

Don Carlson, Chairman

Erin Clancy, Secretary